

Cover page for:

Preliminary Certificate of Title

Preliminary Certificate of Title prepared by:

Kincaid, Taylor & Geyer

Auction Tract 16 **(Noble County, Ohio)**

For October 30, 2019 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

CNX Land, LLC

CERTIFICATE OF TITLE

TO: CNX LAND LLC
Attention: Angela Kunkel
CNX Center, 1000 Consol Energy Drive
Canonsburg, PA 15317

RE: Marketing Tract #16
Center Township, Noble County, Ohio

I hereby certify that I have made a thorough examination of the records of Noble County, Ohio, as disclosed by the public indices covering a period not less than forty (40) years and in accordance with the Ohio Marketable Title Act in regard to title to the real estate described at Exhibit "A" attached hereto.

Unless otherwise specifically stated herein, this Certificate does not purport to cover matters not of record in said County, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file Mechanics' Liens, special taxes and assessments not shown by the Noble County Treasurer's records, zoning and other governmental regulations, or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Superfund Amendments, and under Racketeering Influence and Corrupt Organizations Acts and Receivership Liens unless the lien is filed in the public records of the county in which the property is located.

I further certify that, in my opinion based upon said records, the fee simple record title, excepting all minerals, oil and gas interests, coal, coalbed methane or its constituents, limestone, sand, clay, gravel or any other mineral interests together with mining rights or rights to remove said minerals or oil and gas, is vested in:

KINCAID, TAYLOR
& GEYER
ATTORNEYS AT LAW

50 NORTH FOURTH STREET
P.O. BOX 1030
ZANESVILLE, OHIO 43702-1030
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CNX LAND LLC

who acquired title by virtue of a Quit Claim Deed, Assignment and Bill of Sale dated October 6, 2017 and recorded July 12, 2018 at Noble County Official Record Volume 313, Page 336, and that as appears from said County records, the title is marketable and free from encumbrances except and subject to the matters set forth herein:

TAX INFORMATION:

The premises stand charged for taxation on the Noble County Auditor's Duplicate in the name CNX Land LLC, c/o CNX Resources, Property Tax, 1000 Consol Energy Drive, Canonsburg, PA 15317 as follows:

Parcel #07-0021495.000 (20 acres – Section 30 – Center Township)

Valuation:	Land	8250	½ year tax: \$122.17
	Buildings	0	
	Total	8250	

Parcel #07-0021496.000 (2.5 acres – Section 30 – Center Township)

Valuation:	Land	1050	½ year tax: \$15.55
	Buildings	0	
	Total	1050	

Parcel #07-0021497.000 (24 acres – Section 31 – Center Township)

Valuation:	Land	9880	½ year tax: \$146.31
	Buildings	0	
	Total	9880	

Parcel #07-0021498.000 (18.27 acres – Section 31 – Center Township)

Valuation:	Land	7260	½ year tax: \$107.51
	Buildings	0	
	Total	7260	

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TAX INFORMATION – Continued:

Parcel #07-0021499.000 (41 acres – Section 31 – Center Township)

Valuation:	Land	17000	½ year tax: \$251.76
	Buildings	0	
	Total	17000	

Taxes for the year 2018 have been paid. Taxes for the year 2019 are not yet due and payable but are a lien on said premises by operation of statute.

MORTGAGES:

None.

EASEMENTS AND RIGHTS OF WAY:

1. The premises are subject to easement to install a meter from Consolidation Coal Company to The Ohio Fuel Gas Company dated January 26, 1960 and recorded February 16, 1960 at Noble County Deed Record Volume 116, Page 111.
2. The premises are subject to a Master Pipeline Right of Way Agreement from Reserve Coal Properties Company to CNX Gas Company LLC dated January 28, 2009 and recorded February 23, 2009 at Noble County Official Record Volume 163, Page 240.
3. The premises are subject to a Memorandum of Right of Way Option Agreement for construction and installation of pipe lines from CNX RCPC, LLC to Ohio Gathering Company, LLC dated December 4, 2014 and recorded December 5, 2014 at Noble County Official Record Volume 258, Page 316.
4. The premises are subject to a Master Cooperation Agreement between Consol Mining Corporation, CNX Resource Holdings LLC and CNX Gas Company LLC dated October 20, 2017 and recorded July 12, 2018 at Noble County Official Record Volume 313, Page 1064.

UNRELEASED OIL AND GAS LEASE:

The premises are subject to an oil and gas lease from Consolidation Coal Company to Republic Steel Corporation dated June 27, 1977 and recorded August 24, 1977 in Noble County Lease

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Volume 80, Page 893. Said lease covers 13,800 acres and is for a primary term of 50 years and as long thereafter as oil or gas is produced in paying quantities. Said lease is subject to numerous assignments, etc.

LIENS:

No liens of record.

I am an attorney qualified to practice in the State of Ohio and I certify that, as of 8:00 a.m. on the date of this Certificate, CNX Land LLC's, interest in and to real estate described at Exhibit "A" is free and clear of liens and encumbrances of record except as noted.

This Certificate of Title is made solely for the benefit of and at the instance of CNX, 1000 Consol Energy Drive, Canonsburg, PA 15317.

Dated at the City of Zanesville, Ohio, this 16th day of September, 2019.

KINCAID, TAYLOR & GEYER

By 
Scott D. Eickelberger, Attorney

sde/CNX/Cert of Title Tract 16

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Exhibit "A"

That certain tract of land situated in the Township of Center, County of Noble, and State of Ohio, being described as follows:

A part of the Southeast Quarter of the Southeast Quarter of Section Thirty (30), Township seven (7), Range Eighty (8). Commencing on the East line of said Section, fifty-eight rods North of the South East corner of said Section; thence South (along the Section line) twenty (20) rods; thence West sixteen and three quarters (16-3/4) rods; thence South to the South line of said Section; Thence West (along the south line of said Section) sixty three and three fourths (63-3/4) rods; thence North forty-six (46) rods; thence East eighty (80) rods to the place of beginning, containing twenty-two (22) acres and fifteen (15) rods, more or less.

Excepting therefrom so much of the following tract as is contained in the above tract:

Beginning at a stake on the East line of said Section, 22.48 rods North of the South East corner thereof; thence N. 4° E. 83.50 rods; thence N. 86° W. 84.00 rods to quarter-quarter line; thence S. 4° W. 59.32 rods; thence N. 85-1/2° E. 67.50 rods to a post; thence S. 4° W. 32.84 rods to a stone; thence S. 86° E. 17.00 rods to the place of beginning. Leaving in said First Tract, Twenty (20) acres, more or less.

As being described in Deed Record 104, Page 461

Being known as parcel number: 07-0021495.000

Assessed acreage- 20.00

Agreement Number- 218900000

That certain tract of land situated in the Township of Center, County of Noble, and State of Ohio, being described as follows:

Situated in the Southeast corner of Section 30, Township 7, Range 8, Center Township, Noble County, Ohio, and being more particularly bounded and described as follows, to-wit:

Beginning at the Southeast corner of said Section 30, thence with the Section line, a line of Tract No. 1 above described, North no degrees twenty-six minutes West (N. 0° 26' W.) three hundred ninety-six and 84/100 (396.84) feet to a post in line of Branson VanFleet lands; thence with two (2) lines of said VanFleet, South eighty-eight degrees forty-six minutes West (S. 88° 46' W.) two hundred seventy-seven and 57/100 (277.57) feet to a marked stone; thence South one degree no minutes East (S. 1° 0' E.) three hundred ninety-two and 98/100 (392.98) feet to a point on the South line of the Section; thence with a line of Tract No. 3 hereinafter described; North eighty-nine degrees thirty-four minutes

East (N. 89° 34' E) two hundred seventy-three and 60/100 (273.60) feet to the place of beginning, containing two and 50/100 (2.50) acres, more or less.

As being described in Deed Record 103, Page 453
Being known as parcel number: 07-0021496.000
Assessed acreage- 2.50
Agreement Number- 218900000

That certain tract of land situated in the Township of Center, County of Noble, and State of Ohio, being described as follows:

A part of the Northeast Quarter of the Northeast Quarter of Section Thirty one (31), Township seven (7) of Range Eight (8).

Beginning for the same at the Northwest corner of said Northeast Quarter of said Northeast Quarter; thence East forty-two (42) rods to a point; thence South thirty-six (36) rods; thence East of South twenty-six (26) rods and six (6) feet along the road; thence West of South twenty-two (22) rods along the road to line of lands formerly owned by Abraham Bryan; thence West fifty-two (52) rods to a corner stone at the center of the Northeast Quarter of said Section #31; thence North to the place of beginning, containing twenty-four (24) acres, more or less.

As being described in Deed Record 104, Page 461
Being known as parcel number: 07-0021497.000
Assessed acreage- 24.00
Agreement Number- 218900000

That certain tract of land situated in the Township of Center, County of Noble, and State of Ohio, being described as follows:

Situated in the Northeast quarter of Section 31, Township 7, Range 8, Center Township, Noble County, Ohio, and being more particularly bounded and described as follows; to-wit:

Beginning at the Northeast corner of said Section, thence with the Section line South eighty-nine degrees thirty-four minutes West (S. 89° 34' W.) with a line of Tract No. 2 above described and of Branson VanFleet, six hundred forty and no/100 (640.00) feet to a point at the intersection of two (2) public roads, and from which point a marked stone at the quarter corner of the Section line, bears South eighty-nine degrees thirty-four minutes West (S. 89° 34' W.) twenty-one hundred thirty-five and 65/100 (2135.65) feet; thence the following four(4) courses with said public road and lines of lands now or formerly belonging to F. VanFleet, South ten degrees twenty minutes West (S. 10° 20' W.) four hundred twenty-five and no/100 (425.00) feet; thence South twenty-one degrees twenty-two minutes East (S. 21° 22' W.) two hundred forty-seven and 27/100 (247.27)

feet; thence South twenty-five degrees twenty-two minutes East (S. 25° 22' E.) three hundred forty-two and 18/100 (342.18) feet; thence South four degrees fifty-five minutes West (S. 4° 55' W.) three hundred sixty-three and 87/100 (363.87) feet to the center of said road and in line of lands now or formerly belonging to A. Moore; thence leaving said road, North eighty-nine degrees thirty-nine minutes East (N. 89° 39' E.) with a line of said Moore five hundred twenty and 63/100 (520.63) feet to a post on the East line of Section 31 and in line of Tract No. 4 hereinafter described; thence with the Section line and a line of said Tract No. 4, North no degrees twenty-six minutes West (N. 0° 26' W.) thirteen hundred twenty-one and 80/100 (1321.80) feet to the place of beginning, containing eighteen and 27/100 (18.27) acres, more or less.

As being described in Deed Record 105, Page 365
Being known as parcel number: 07-0021498.000
Assessed acreage- 18.27
Agreement Number- 218900000

That certain tract of land situated in the Township of Center, County of Noble, and State of Ohio, being described as follows:

The following described real estate, situate in Center Township, County and State aforesaid, and being the Southeast Quarter of the Northeast Quarter of Section No. 31, Township No. 7, Range No. 8, containing 41 acres, more or less.

As being described in Deed Record 104, Page 463
Being known as parcel number: 07-0021499.000
Assessed acreage- 41.00
Agreement Number- 218900000